



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### MAY 15, 2019

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

---

**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project.

**PUBLIC HEARING PROCEDURE:** The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV2](http://SantaBarbaraCA.gov/CityTV2). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](http://SantaBarbaraCA.gov/HLCVideos).

**APPEALS:** Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY:** State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Friday, May 10, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures ([HLC Guidelines](#)). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

**GENERAL BUSINESS****A. Public Comment.**

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

**B. Approval of the minutes of the Historic Landmarks Commission meeting of **May 1, 2019**.****C. Approval of the Consent Calendar of **May 15, 2019**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(1:50PM) DISCUSSION ITEM****1. HISTORIC STRUCTURES/SITES REPORT REVIEW**

Staff: Nicole Hernandez, Urban Historian

(Historic Structures/Sites Reports Review under the Adopted Master Environmental Assessment Guidelines for Archeological Resources and Historic Structures and Sites.)

**(1:55PM) NEW ITEM: CONCEPT REVIEW****2. 2190 ALSTON RD**

Assessor's Parcel Number: 015-174-019  
Zone: RS-25  
Application Number: PLN2019-00176  
Owner: Ok Wave, LLC  
Applicant: Shubin Donaldson

(The Spanish Colonial Revival style residence, "Graham," is eligible for inclusion in the National Register of Historic Places, the California Register of Historical Resources, and for designation as a City Landmark. Proposal for a 1,250 square foot detached garage for the existing 19,611 square foot historic residence. Project includes 1,914 square feet of driveway extension, 6,679 square feet of new permeable parking, and proposed improvements to the existing motor court, drive, and repainting of the historic residence.)

**A. Concept Review. No final appealable decision will be made at this hearing.****B. Acceptance of a Phase I & II Historic Structures/Sites Report, prepared by Sarah Corder, Kate Kaiser, Samantha Murray, and Bryce Beemer, is requested. The report concluded the property**

is eligible for listing on the National Register of Historic Places, California Register of Historical Resources, and as a City Landmark. The property is significant for its association with the growth and development of the current Eucalyptus Hill neighborhood, its association with master architect Ronald Sauter, and its representation of the Spanish Colonial Revival style of architecture. A detailed impact analysis of the proposed project found all proposed new construction and modification to the Grahlm property is in conformance with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project's level of impact on historical resource will be less than significant (Class III).

### **(2:40PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

#### **3. 2190 ALSTON RD**

Assessor's Parcel Number: 015-174-019  
Zone: RS-25  
Application Number: PLN2019-00176  
Owner: Ok Wave, LLC  
Applicant: Shubin Donaldson

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 24, 2019 to consider Structure of Merit designation of the Grahlm Estate, a Spanish Colonial Revival style house designed by Roland F. Sauter in 1916 and completed in 1920 located at 2190 Alston Road.)

Pursuant to Municipal Code Section 22.22.030 (d) (3) if Historic Structures/Sites Report finds property as having potential for designation as a City Historic Resource, it shall be considered and acted upon by the Commission for listing on the Potential Historic Resources List; and Section 22.22.035 (d) (2), The permit request shall be scheduled at the Commission for a hearing on the application in accordance with this paragraph 2 concurrently with a duly noticed hearing to allow the Commission to also decide among the following options: (a) the listing of the structure, site, or feature as a Potential Historic Resource; or (b) its designation by the Commission as a City Structure of Merit; or (c) a recommendation to the City Council to designate the structure, site, or feature as a City Landmark pursuant to this chapter.

### **(2:45PM) CONTINUED ITEM: CONCEPT REVIEW**

#### **4. 803 BATH ST**

Assessor's Parcel Number: 037-032-014  
Zone: R-MH  
Application Number: PLN2017-00714  
Owner: Furst, Michael B Revocable Trust 12  
Applicant: SEPPS  
Architect: John Beauchamp

(The Craftsman Residence constructed in 1906 is a designated Structure of Merit. Proposal to demolish the as-built garage/storage building constructed without a permit, for a new single-car garage to be constructed in the location of the original garage. A driveway is proposed on the north side of the residence to provide for an additional uncovered parking space. Project includes demolishing the as-built basement access constructed without a permit, replacing the upper window sashes of the residence to match the original diamond pane configuration, permitting two driveway gates, a skylight,

and HVAC equipment. The project will address violations listed in ENF2016-01512, ENF2017-00969, and ZIR2016-00467.)

**Second Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for the reduction of qualifying open yard. Project was last reviewed on September 5, 2018.**

**(3:30PM) IN-PROGRESS REVIEW HEARING**

**5. 1111 E CABRILLO BLVD**

Assessor's Parcel Number: 017-352-004  
Zone: HRC-1/SD-3  
Application Number: PLN2018-00634  
Owner: KHP IV Santa Barbara LLC  
Applicant: Steve Fort, SEPPS  
Architect: Andrulaitis + Mixon

(Proposal for improvements at the Hyatt Centric Santa Barbara. The original hotel building is on the City's List of Potential Historic Resources as it is eligible for designation as a City Structure of Merit. Proposal involves reconfiguration of the existing parking with valet spaces to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz buildings, and an outdoor space and wood trellis at the Santa Clara building lobby. Improvements to the Santa Clara building include removing a portion of the colonnade to reveal the original hotel entry, and providing outdoor patio areas connecting to the meeting room and restaurant.)

**In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed on April 17, 2019.**

**(4:00PM) REVIEW AFTER FINAL APPROVAL**

**6. 651 PASEO NUEVO**

Assessor's Parcel Number: 037-400-002  
Zone: C-G  
Application Number: PLN2016-00464  
Owner: I & G Direct Real Estate 3, LP  
Applicant: Michael Holliday

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

**Review After Final is requested for revisions to the previously approved water feature located at Paseo 6 of Paseo Nuevo, for an Interactive Educational Exhibit, inspired by Santa Barbara's coastline intertidal zone. The exhibit includes creating a mini ecosystem, with kelp forest, tidal pools, and sea life. The sea flora and fauna are proposed to be made from either bronze, cast concrete or concrete impressions. Project was last reviewed on April 17, 2019.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**